




CROWN
LETS 4 U

FOR SALE



£259,000 LEASEHOLD

2 Bedroom Apartment London Road, Croydon, CR0 2NU

The property is accessed via multiple lifts and features a bright open-plan kitchen and living area, a spacious master double bedroom with a private en-suite shower room, a second bedroom, and a sleek, fully tiled family bathroom. The kitchen is fully fitted with ample cupboard space and integrated oven and hob. Being situated on the 11th floor, the apartment offers impressive views across Croydon and beyond.

Additional benefits include a long lease with approximately 108 years remaining, 24-hour concierge service, beautifully maintained communal gardens, and secure bicycle storage. Underground parking is also included.

This apartment is currently tenanted on a rolling monthly basis, making it an ideal investment opportunity with rental income already in place. However, if interest is received from first-time buyers who wish to occupy the property, notice can be served to the tenants.

Ideally positioned within a 10-minute walk of Croydon Town Centre, the location offers fantastic transport connections, including nearby rail, tram, and bus services. Both East and West Croydon stations are within easy reach, providing quick access to Central London. The area also boasts excellent local amenities, parks, and a range of shopping and leisure options.



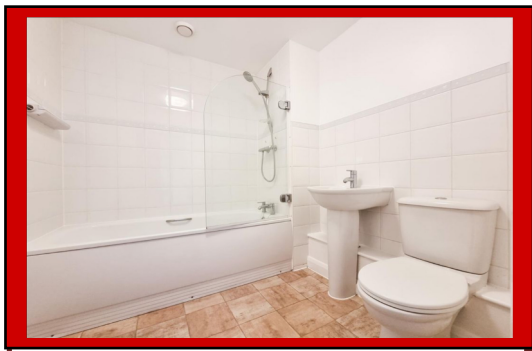
- Two-bedroom apartment on the 11th floor with stunning views
- Master bedroom with en-suite shower room
- Additional modern family bathroom
- Open-plan kitchen and reception area
- Modern kitchen with integrated appliances
- 24-hour concierge and communal gardens
- Bicycle storage and underground parking
- Long lease (approx. 108 years)
- Chain free
- Excellent location near transport, shopping, and schools
- Currently tenanted – great for investors

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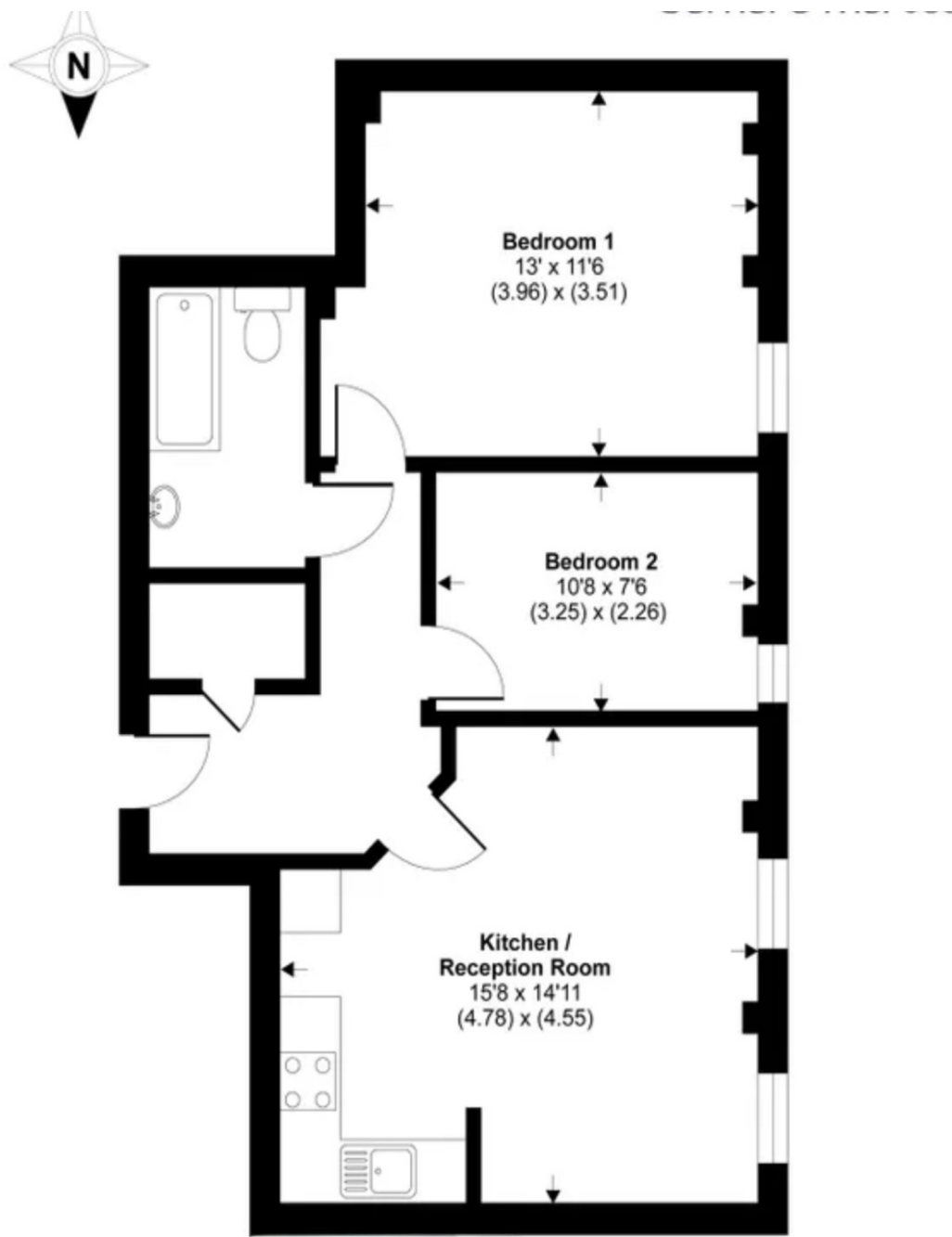
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FLOOR PLANS



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